

**Ordinance 030518-02**

**An Ordinance Amending Section 18-40. I. (i)(1), and Creating Appendices A, B, C and D to Section 18-40 of the Municipal Code of the Village of Fontana on Geneva Lake regarding Resort Business (RB) District.**

**WHEREAS**, the Village Board does intend by this Ordinance to make certain amendments to the Village of Fontana on Geneva Lake Municipal Code.

**NOW, THEREFORE**, the Village Board of the Village of Fontana on Geneva Lake, Walworth County, Wisconsin, do ordain as follows:

**SECTION 1.**

To amend Section 18-40 I. (i)(1) as follows:

(i) *Signage regulations.* The following sign regulations shall apply to the Abbey Resort Subdistrict in place of the equivalent regulations in article XII.

(1) *Signs permitted within the Central Area and Peripheral Area without additional approval.*

- a. All existing signs, and replacement thereof, and their areas and locations pursuant to the sign inventory dated May 6, 2009 and on file with the village.
- b. ~~All signs included in the proposed sign upgrade packet dated \_\_\_\_\_ and on file with the village.~~

**SECTION 2.**

*Appendix A.* As referenced in Section 18-40 I. (b), and as attached hereto and incorporated herein by reference, Appendix A is hereby added to the conclusion of Chapter 18 of the Municipal Code of the Village of Fontana on Geneva Lake.

**SECTION 3.**

*Appendix B.* As referenced in Section 18-40 II. (b), and as attached hereto and incorporated herein by reference, Appendix B is hereby added to the conclusion of Chapter 18 of the Municipal Code of the Village of Fontana on Geneva Lake.

**SECTION 4.**

*Appendix C.* As referenced in Section 18-40 III. (b), and as attached hereto and incorporated herein by reference, Appendix C is hereby added to the conclusion of Chapter 18 of the Municipal Code of the Village of Fontana on Geneva Lake.

**SECTION 5.**

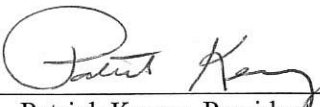
*Appendix D.* As referenced in Section 18-40 IV. (b), and as attached hereto and incorporated herein by reference, Appendix D is hereby added to the conclusion of Chapter 18 of the Municipal Code of the Village of Fontana on Geneva Lake.

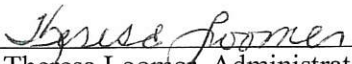
**SECTION 6.**

**Effective Date:** This ordinance shall be in full force and effect upon its passage approval, and publication as required by law.

**PASSED AND ADOPTED** by the Village Board of the Village of Fontana on Geneva Lake, Walworth County, WI this 5<sup>th</sup> day of March, 2018

Village of Fontana on Geneva Lake

By:   
Patrick Kenny, President

Attest:   
Theresa Loomer, Administrator/Clerk

**APPENDIX A**

**THE ABBEY HARBOR MARINA SUBDISTRICT**

Non-Exclusive\* Inventory of Land Uses  
Existing in the Abbey Resort Subdistrict  
as of August, 2012)

<b>Use Category</b>	<b>Code Section</b>	<b>Central Area</b>	<b>Peripheral Area</b>
Resort Hotel	18-56(r)	X	
Commercial Indoor Lodging	18-56(j)	X	
Indoor Entertainment	18-56(f)	X	
Outdoor Entertainment	18-56(g)	X	X
Gate Shows		X	X
Indoor Sales or Service	18-56(d)	X	
Personal of Professional Service	18-56(b)	X	X
Artisan Studio	18-56(c)	X	X
Office	18-56(a)	X	X
Group Daycare Center	18-56(l)	X	X
Commercial Animal Boarding	18-56(m)	X	X
Passive Outdoor Recreation	18-57(b)	X	X
Active Outdoor Recreation	18-57(c)	X	X
Intensive Outdoor Recreation	18-57(d)	X	X
Lake-Related Recreation	18-57(e)	X	X
Off-Site Parking	18-61(e)	X	X
Limited Duration Special Activities and Events	18-64(i)	X	X
Indoor Maintenance Service	18-56(n)	X	

Outdoor Maintenance Service	18-56(o)	X	X
Tourist Rooming House	18-56(s)	X	
On-Site Parking	18-64(l)	X	X
Company Cafeteria	18-64(m)	X	
Company On-Site Recreation	18-64(n)	X	X
Incidental Outdoor Display	18-64(o)	X	X
Incidental Indoor Sales	18-64(p)	X	
Stormwater Facilities	18-64(r)	X	X
Exterior Communication Devices	18-64(s)	X	X
Small Solar Energy System	18-64(u)	X	X
Small Wind Energy System	18-64(v)	X	X
Incidental Recreational Equipment Storage	18-64(w)	X	X
Temporary Farm Product Sales/Farmers' Market	18-65 (a)&(h)	X	X
Temporary Outdoor Sales	18-65(b)	X	X
Temporary Outdoor Assembly	18-65(c)	X	X
Temporary Storage Container	18-65(d)	X	X
Temporary Construction Storage	18-65(e)	X	X
Temporary Relocatable Building	18-65(f)	X	X
Garage or Estate Sales (Auction)	18-65(g)	X	X
Limited Duration Special Activities and Events	18-65(i)	X	X
Selective Cutting	18-63(d)	X	X
Clear Cutting	18-63(e)	X	X
Existing Spoil Site			X
Expansion or Relocation of Spoil Dewatering Facility			X
West Pavilion Tent			X



Non-Exclusive\* Inventory of Activities Conducted Under  
the Land Uses Existing in the Abbey Resort Subdistrict  
as of August, 2012

1. Hotel lodging.
2. Conventions and meetings.
3. Public and private food and beverage preparation and service, including restaurants, bars, taverns, cafes, carry-out, concession stands and room service formats.
4. Food and beverage preparation and sales for on-site and off-site consumption.
5. Alcoholic beverage sales and service.
6. Public and private banquets.
7. Religious, political, fraternal and social gatherings and ceremonies.
8. Concerts, stages shows, dances, movies, and group entertainment events.
9. Educational, instrumental, training, motivational and team building seminars and activities.
10. Product and service demonstrations, sales, and solicitations.
11. Recreational, competitive and fund raising programs and events.
12. Holiday and special event festivities and celebrations.
13. Public and private displays, shows, trading events, and sales.
14. Support services, employee services, and storage/warehousing for resort hotel activities and uses.
15. Maintenance services for property and equipment.
16. Tourism information; tourism, excursion and event sales; tourism activities; and, transportation services.
17. Professional and personal service providers, advisors, consultants, salespersons and brokers.
18. Retail sales.
19. Spa, fitness, wellness and therapy services and activities.
20. Indoor and outdoor recreational activities and instruction; equipment sales and rental; and, swimming, boating and beach activities and support or ancillary services.
21. Group daycare, youth activities, arcades, indoor and outdoor crafts, games and activities, and entertainment programs.
22. Business and personal offices, and support services.
23. Parking and parking services.
24. Boarding and care of animals.

\*This inventory of uses and activities is not intended to be an exhaustive list of all land uses and activities in the Abbey Resort Subdistrict.

## APPENDIX B

### THE ABBEY VILLAS CONDOMINIUM SUBDISTRICT

#### Existing Uses at Abbey Villas Condominium, Fontana, Wisconsin

1. Apartment: residential buildings with 3-8 dwelling units, each of which is adjacent to at least one of the other units.
2. Home Occupations: service-oriented and/or home-based businesses secondary to residential use. Employees of the business must reside in the dwelling and customer visits to the residences are not permitted. *Note: Units 12A and 12B have home offices.*
3. Residential Garages and Sheds.
4. Residential Recreational Facilities such as swimming pools and swing sets.
5. On-Site Parking.
6. Stormwater Facilities.
7. Exterior Communication Devices such as satellite dishes.
8. Incidental Recreational Equipment Storage such as motor homes, kayaks and boats on a temporary basis.
9. Auxiliary Signs: signage of a non-commercial nature, such as "No Trespassing" or "No Lifeguard on Duty, Swim at Your Own Risk".
10. Free-Standing Signs: includes monument signs.
11. Essential Facilities: utility lines, sewer and water connections, Cable TV lines, etc.
12. Exterior Lighting: lighting of parking lots, common areas, etc.
13. Impervious Surfaces: driveways, parking lots, patios, surfaced playground and pool areas.
14. Landscaped Areas.

#### Inventory of Existing Structure and Improvements at Abbey Villas Condominium, Fontana, Wisconsin

1. One hundred twenty-four (124) residential units in 16 8-family buildings and two (2) duplex buildings (Buildings 11 and 15).
2. Two (2) gazebos.
3. One (1) maintenance shed.
4. Two (2) adult swimming pools with adjacent kiddie pools. Each pool is surrounded by a concrete pad and chain link fencing.
5. Two hundred two (202) parking spots.
6. Eight (8) garbage collection areas consisting of a concrete pad with surrounding wood fencing.
7. Approximately fifteen (15) electrical junction boxes.
8. Sixteen (16) sewer ejector pits.
9. Two (2) monument signs with landscaping.
10. Approximately one hundred (100) post lights.
11. Approximately twenty (20) wood retaining walls.
12. Two (2) pedestrian bridges and one (1) roadway bridge located partially upon the Condominium property.
13. A variety of utility lines for water, sewer, gas, electricity, cable TV and internet service.

## APPENDIX C

### THE ABBEY RIDGE CONDOMINIUM SUBDISTRICT

#### Existing Uses at Abbey Ridge Condominium, Fontana, Wisconsin

1. Apartment: residential buildings with multiple dwelling units, each of which is adjacent to at least one of the other units.
2. Home Occupations: service-oriented and/or home-based businesses secondary to residential use. Employees of the business must reside in the dwelling and customer visits to the residences are not permitted.
3. Residential Garages and Sheds.
4. Residential Recreational Facilities such as swimming pools and swing sets.
5. On-Site Parking.
6. Stormwater Facilities.
7. Exterior Communication Devices such as satellite dishes.
8. Incidental Recreational Equipment Storage such as motor homes, kayaks and boats on a temporary basis.
9. Auxiliary Signs: signage of a non-commercial nature, such as "No Trespassing" or "No Lifeguard on Duty, Swim at Your Own Risk".
10. Free-Standing Signs: includes monument signs.
11. Essential Facilities: utility lines, sewer and water connections, Cable TV lines, etc.
12. Exterior Lighting: lighting of parking lots, common areas, etc.
13. Impervious Surfaces: driveways, parking lots, patios, surfaced playground and pool areas.
14. Landscaped Areas.

#### Inventory of Existing Structure and Improvements at Abbey Ridge Condominium, Fontana, Wisconsin

1. Existing residential multi-family buildings.
2. Existing structures utilized for an existing use.



## APPENDIX D

### THE ABBEY HARBOR MARINA SUBDISTRICT

#### Inventory of Existing Land Uses at The Abbey Harbor Marina, Fontana, Wisconsin

##### The Abbey Marina:

1. General operation of a Marina.
2. Mooring of boats and other watercraft.
3. Berthing facilities.
4. Furnishing supplies and services to Marina patrons.
5. Installation and maintenance of piers and docs.
6. Operation of Fuel Dock, including fuel pumps and all appurtenant equipment.
7. Operation of sanitary waste ("pump out") facilities for watercraft.
8. Leasing of watercraft and marina units.
9. Operation of excursion boats.
10. Motor vehicle, wave runner, boat, and trailer parking.
11. Ownership and maintenance of units, piers, pilings, boardwalks, boat slips and other common elements shown on the Plat.
12. Commercial use of designed units, as set forth in, and limited by, the Declaration of Condominium.

##### The Abbey Harbor Yacht Club

1. Operation and maintenance of Harbor House Club facilities, including Club and Harbor Management offices.
2. Indoor and Outdoor Food Service
3. Bar Service and snack shop (indoor and outdoor, subject to terms of license).
4. Parties, weddings and other social events (indoor and outdoor).
5. Hot Dog Stand.
6. Sales of Yacht Club merchandise, Marina merchandise and sundry sales of boating supplies.
7. Yacht Club events for members and their guests.

##### Miscellaneous Uses:

1. Launch ramp operations.
2. Winter ice skating and snowmobiling.
3. Fishing.
4. Scuba diving and swimming.
5. Periodic dredging to maintain the Marina.
6. Boat shows/boat sales/boat maintenance and repair.
7. Operation and maintenance of recreational facilities, such as swimming pool, hot tub.
8. Incidental Storage of Maintenance and Recreational Equipment, Tools, and Supplies.
9. Beach activities, children's play area.
10. Outdoor recreational activities, including picnicking, volleyball, Bocci Ball, bag toss, ping-pong tables, basketball hoops, swing sets, and similar playground facilities.
11. Maintenance of fish spawning habitat.



Inventory of Existing Land Uses at The Abbey Harbor Marina, Fontana, Wisconsin

1. Harbor House
2. Shed
3. Ice House
4. Piers, including Fuel Dock and Gas Pier Hut; pilings and boat slips
5. Boat Launch; Seawall; Beach; Sidewalks and Paths; Foot Bridge
6. Parking Areas; Driveways; Patios; Surfaced Recreational and Pool Areas
7. Exterior Lighting, including storm warning lights and traffic lights and parking lot lighting
8. Signage; Display Boards and Cases; Flag Pole
9. Stormwater Facilities
10. Utility Infrastructure
11. Fencing and Landscaping
12. Restrooms; Showers; Locker Rooms
13. Picnic Area
14. Swimming Pool; Hot Tub
15. Ice and Vending Machines
16. Tents for Yacht Club and Marina Events

